



CHAMPAIGN COUNTY BOARD ENVIRONMENT and LAND USE COMMITTEE (ELUC) AGENDA

County of Champaign, Urbana, Illinois

Thursday, September 4, 2014 - 6:30 p.m.

Lyle Shields Meeting Room

Brookens Administrative Center, 1776 E. Washington St., Urbana

Committee Members:

Ralph Langenheim – Chair

Aaron Esry – Vice-Chair

Astrid Berkson

Stan Harper

Alan Kurtz

Pattsi Petrie

Jon Schroeder

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A. ELUC Committee meeting – August 7, 2014	1-3
IV. Approval of Agenda/Addenda	
V. Public Participation	
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VIII. <u>Items to be Approved by ELUC for Recommendation to the County Board</u>	
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XII. Semi-Annual Review of Closed Session Minutes	
XIII. Designation of Items to be Placed on the Consent Agenda	
XIV. Adjournment	

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**Champaign County Board
Environment and Land Use Committee (ELUC)
County of Champaign, Urbana, Illinois**

7

MINUTES – SUBJECT TO REVIEW AND APPROVAL

DATE: Thursday, August 7, 2014
TIME: 6:30 p.m.
PLACE: Lyle Shields Meeting Room
Brookens Administrative Center
1776 E Washington, Urbana, IL 61802

Committee Members

Present	Absent
Ralph Langenheim (Chair)	
Aaron Esry (Vice Chair)	
Astrid Berkson	
Stan Harper	
Alan Kurtz	
Pattsi Petrie	
Jon Schroeder	

County Staff: Deb Busey (County Administrator), John Hall (Director of Planning & Zoning), Beth Brunk (Recording Secretary)

Others Present: Susan Chavarria & Susan Monte (Regional Planning Commission), John Jay (Champaign County Board)

MINUTES

I. Call to Order

Committee Chair Langenheim called the meeting to order at 6:31 p.m.

II. Roll Call

A verbal roll call was taken and a quorum was declared present.

III. Approval of Minutes

A. ELUC Committee meeting – June 5, 2014

MOTION by Mr. Kurtz to approve the minutes of the June 5, 2014 ELUC meeting as distributed; seconded by Ms. Berkson. Upon vote, the **MOTION CARRIED** unanimously.

IV. Approval of Agenda

MOTION by Mr. Esry to approve the agenda as distributed; seconded by Mr. Kurtz. Upon vote, the **MOTION CARRIED** unanimously.

V. Public Participation

None

1
2 **VI. Communications**

3 None

4
5 **VII. Items to be Approved by ELUC**

- 6 A. *Recreation & Entertainment License: Car-X Crazy K, Champaign County Fairgrounds, 1302 North*
7 *Coler Avenue, Urbana. September 13, 2014*

8
9 **MOTION** by Mr. Kurtz to approve the Recreation and Entertainment license for Car-X Crazy K; seconded by
10 Ms. Berkson. Upon vote, the **MOTION CARRIED** unanimously.

- 11
12 B. *Direction to Zoning Administrator regarding Proposed Notification of Fire Protection Districts of*
13 *R&E License Renewals (Work Items 11, 12 & 13 of the 2013 County Planning Contract*

14
15 **MOTION** by Mr. Esry to approve the notification of Fire Protection Districts when Recreation &
16 Entertainment licenses are renewed/requested in their districts; seconded by Mr. Kurtz.

17
18 Ms. Petrie inquired if the State's Attorney had reviewed this document. Mr. Hall felt that it was
19 unnecessary as the proposal is to notify the Fire Protection District when an R&E license is requested
20 in their district. There is no obligation on the part of the Fire Protection District.

21
22 Upon vote, the **MOTION CARRIED** unanimously.

- 23
24 C. *Direction to Zoning Administrator regarding Proposed Survey of Fire Protection District Chiefs*

25
26 **MOTION** by Mr. Kurtz to administer a survey to the Fire Protection District Chiefs on notification
27 preferences of Recreation & Entertainment licenses; seconded by Mr. Esry.

28
29 Ms. Petrie asked what precipitated this proposed survey. Ms. Monte explained that public safety
30 code requirements are the responsibility of a fire chief. To assess preferences for permitting
31 notification and solicit suggestions for improvement, Monte will conduct a short phone survey
32 with the fire chiefs.

33
34 Upon vote, the **MOTION CARRIED** unanimously.

35
36 **VIII. Items to be Approved by ELUC for Recommendation to the County Board**

- 37 A. *Subdivision Case 197-14: Koch Subdivision – Final Plat Approval of one Lot Minor Subdivision (for*
38 *an existing home) with Necessary Waivers*

39
40 **MOTION** by Mr. Schroeder to approve the final plat for subdivision Case 197-14; seconded by Ms. Berkson.
41 Upon vote, the **MOTION CARRIED** unanimously.

- 42
43 B. *FY2015 County Planning Contract Proposal*

44
45 **MOTION** by Mr. Kurtz to approve the FY2015 County Planning Contract; seconded by Ms. Berkson.

46
47 Ms. Petrie would like to add Land Resource Management Plan (LRMP) Policy 4.1.5 to the FY2015
48 County Planning work plan.

49
50 LRMP Policy 4.1.5

- 51 a. The County will allow landowner by right development that is generally proportionate to
52 tract size, created from the January 1, 1998 configuration of tracts on lots that are greater
53 than five acres in area, with:
54
 - 1 new lot allowed per parcel less than 40 acres in area;

- 1 • 2 new lots allowed per parcel 40 acres or greater in area provided that the total amount
2 of acreage of best prime farmland for new by right lots does not exceed three acres per
3 40 acres; and 1 authorized land use allowed on each vacant good zoning lot provided that
4 public health and safety standards are met.
5 b. The County will not allow further division of parcels that are 5 acres or less in size.
6

7 Planning & Zoning staff estimated that it would take an additional 200 labor hours to facilitate
8 consensus and approval in 2015 for this item. Ms. Petrie suggested trading out current work plan
9 tasks (Work Plan ID 15-10 & 15-11 or 15-12 & 15-13) to keep the contract at \$74,790. Mr.
10 Schroeder agreed with the current priorities outlined in the FY2015 County Planning contract and
11 could not support this change.
12

13 **MOTION** by Ms. Petrie to amend Priority Item 8.3.1 b). in the County Planning contract to include
14 subsurface water and wells; seconded by Ms. Berkson.

15 Upon vote: Aye (3) Petrie, Berkson, Kurtz

16 Nay (4) Langenheim, Esry Harper, Schroeder

17 **MOTION FAILED.**

18
19 Vote on preceding Motion to approve the FY2015 County Planning Contract:

20 Upon vote: Aye (6) Berkson, Kurtz, Langenheim, Esry, Harper, Schroeder

21 Nay (1) Petrie

22 **MOTION CARRIED.**
23

24 **IX. Monthly Reports**

25 A. May 2014

26 B. June 2014
27

28 **MOTION** by Mr. Esry to receive and place on file the Planning & Zoning Monthly Reports for May and June
29 2014; seconded by Mr. Kurtz.

30
31 Mr. Schroeder commented that the zoning case activity is down approximately 50% from last year.
32 This is not a good sign economically for the County. Mr. Hall noted additionally that permitting is way
33 above last year. He knew of more cases coming in at this point but it will reach last year's level.
34

35 Upon vote, the **MOTION CARRIED** unanimously.
36

37 **X. Other Business**

38 None
39

40 **XI. Chair's Report**

41 None
42

43 **XII. Designation of Items to be Placed on the Consent Agenda**

44 VIII. A.
45

46 **XIII. Adjournment**

47 **MOTION** by Mr. Schroeder to adjourn; seconded by Mr. Kurtz. Upon vote, the **MOTION CARRIED**
48 unanimously. There being no further business, Mr. Langenheim adjourned the meeting at 6:57 p.m.
49
50

DATE:	August 26, 2014
TO:	Environment and Land Use Committee
FROM:	Susan Monte, Recycling Coordinator for Champaign County
RE:	October 11 th Countywide Residential Electronics Collection Canceled
ACTION REQUEST:	Information Only

The October 11 Countywide Residential Electronics Collection at Parkland College is canceled. Com 2 Recycling, electronics recycling contractor for the collection, requested to opt out of the Agreement in place.

The Illinois statewide system for recycling and/or reuse of electronics items discarded from residences requires electronic manufacturers doing business in Illinois to participate in the ‘end-of-life’ management of these products. This August, electronics manufacturers met their pre-established quotas for pounds of electronics to recycle/reuse for the fiscal year, and they have stopped paying electronics recycling companies to recycle electronics items.

Televisions and cathode ray tube monitors comprise nearly half of the electronics items brought to the residential collections. Expenses incurred by electronics recycling contractors to responsibly recycling televisions and cathode ray tube monitors far outweigh revenue.

IEPA staff is seeking to improve the statewide system, and existing legislation (Public Act 97-0287) is being reevaluated. The IEPA electronic waste recycling program is described online at <http://www.epa.state.il.us/land/electronic-waste-recycling/index.html>.

Spring 2015

If electronics manufacturers doing business in Illinois continue to need to meet quotas for pounds of electronics items to be recycled or reused, it may be possible to plan for potentially one or two Countywide Residential Electronics Collections to again take place at Parkland College next spring.

In the Meantime

Champaign County residents have two options to bring their unwanted televisions or cathode ray tube monitors to be responsibly recycled/reused. One is Best Buy, which will accept up to three televisions per household; however these must be less than 32 inches diameter and intact. The other is Habitat for Humanity ReStore, which requires payment of a fee to accept televisions of any size. These options are described further on the reverse side of this page.

Effective January 1, 2012 the electronic devices listed below are banned from landfills:

Televisions; Monitors; Printers; Computers; Electronic Keyboards; Facsimile Machines; Videocassette Recorders; Portable Digital Music Players; Digital Video Disc Players; Video Game Consoles; Small Scale Servers; Scanners; Electronic Mice; Digital Converter Boxes; Cable Receivers; Satellite Receivers; Digital Video Disc Recorders.

Best Buy --- accepts some televisions or CRT (tube) monitors

2117 N. Prospect Avenue, Champaign Drop-Off Times: Best Buy business hours only

Limits on TVs and Monitors accepted In-Store Best Buy accepts up to 3 TVs per household per day provided they are under 32" diameter. Will not accept: console TVs, tube TVs, or monitors larger than 32", or disassembled TVs or monitors.

Hauling of TVs from a Resident's home For tube TVs over 32 inches and flat panel TVs over 60 inches, Best Buy will haul the item away from a customer's home for free only if the customer purchases a new television from Best Buy; if consumers do not intend to purchase a new item, the fee is \$100. Visit the Best Buy website for more information.

Habitat ReStore --- requires a fee to drop off televisions or CRT [tube] monitors

119 E. University Avenue, Champaign Drop-Off Times: Mon-Fri 10 am - 6 pm and Saturday 10 am - 4 pm

3 TV limit per household.

No TV's or CRT monitors accepted unless a Habitat store voucher is purchased for use at Habitat Restore:

CRT Monitor: 17" or smaller \$10; CRT Monitor: 18" or larger \$20

TV: 19" or smaller \$15; TV: 21"-32" \$25; TV larger than 32", console, or projector: \$50

If damaged or broken TV, no voucher will be given.

Fees to accept damaged or broken TVs are: 19" or less \$40; 21" - 32" \$50; larger than 32", console, or projector \$75

Goodwill --- accepts only flat-screen televisions in working condition

- Champaign Store, 912 West Anthony, Champaign Drop-Off Times: Mon-Sat 9 am - 7 pm and Sunday noon - 6 pm
- Savoy Express Donation Center, 111 Calvin, Savoy Drop-Off Times: Mon-Sat 9 am - 6 pm and Sunday noon - 6 pm
- Urbana LaBelle Boutique, 114a N. Vine, Urbana Drop-Off Times: Mon-Sat 9 am - 7 pm and Sunday noon - 6 pm

Champaign County
Department of

**PLANNING &
ZONING**

Brookens Administrative
Center
1776 E. Washington Street
Urbana, Illinois 61802

(217) 384-3708
zoningdept@co.champaign.il.us
www.co.champaign.il.us/zoning

To: **Environment and Land Use Committee**

From: **John Hall, Director & Zoning Administrator**

Date: **August 27, 2014**

RE: **Zoning Ordinance Map Amendment Case 771-AM-13**

Request: **Amend the Zoning Map to change the zoning district designation from the B-3 Highway Business Zoning District to the B-4 General Business Zoning District in order to authorize the proposed Special Use in related Zoning Case 772-S-13.**

Petitioner: **Randy and Sue Hopkins d.b.a. Atlantic Services, Inc.**

STATUS

THIS CASE HAS NOT YET BEEN DECIDED BY THE ZBA.

The Zoning Board of Appeals (ZBA) is scheduled to take final action on this case at their August 28, 2014, meeting. The Summary Finding of Fact adopted on August 14, 2014, is attached. A "Recommendation to Approve" is anticipated.

BACKGROUND

The subject property is an 11.8 acre tract of land in Section 24 of Hensley Township and commonly known as the plant nursery and self-storage warehouse located at 31 East Hensley Road, Champaign, and an adjacent tract of farmland. Case 576-S-07 was authorized on this property on May 17, 2007, for a two-part Special Use Permit for a plant nursery and self-storage warehouse.

The property was recently purchased by Randy and Sue Hopkins who own Atlantic Services, Inc. as a location to build a new headquarters for Atlantic Services, Inc. Atlantic Services, Inc. provides outdoor maintenance services to other businesses and also provides landscape construction services and thus, the headquarters would be considered to be a "contractor facility".

"Contractor Facilities" are not authorized in the current B-3 Highway Business Zoning District and therefore the petitioners are seeking a Zoning Map Amendment to the B-4 General Business District. The Contractor Facility will have some outdoor storage and a Special Use Permit is required and is the subject of related Case 772-S-13. The petitioners also plan to retain the right to do self-storage warehouses and therefore the Special Use Permit will also include the self-storage warehouses. The ZBA is the final authority on Case 772-S-13 and no County Board action is required.

The subject property consists of best prime farmland. Approximately 5 acres will remain in agricultural production for the time being.

NO COMMENTS RECEIVED FROM HENSLEY TOWNSHIP

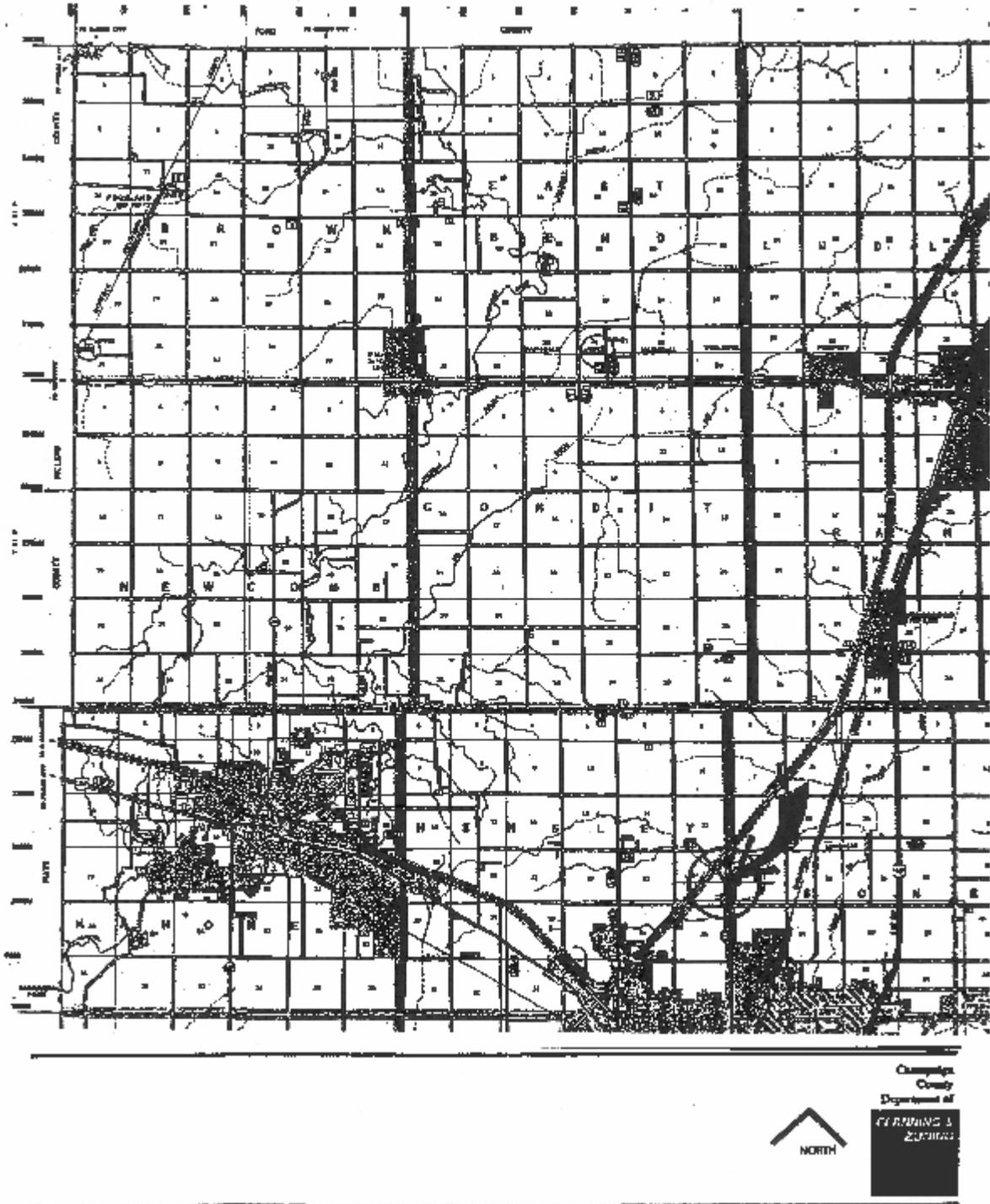
The subject property is located within Hensley Township which has a Planning Commission. No comments have been received from Hensley Township. The subject property is not located within one and one-half miles of a municipality.

ATTACHMENTS

- A Case Maps (Location, Land Use, Zoning)
- B Site Plan received August 13, 2014
- C Summary Finding of Fact

Attachment A. Case Maps (Location, Land Use, Zoning)
August 27, 2014

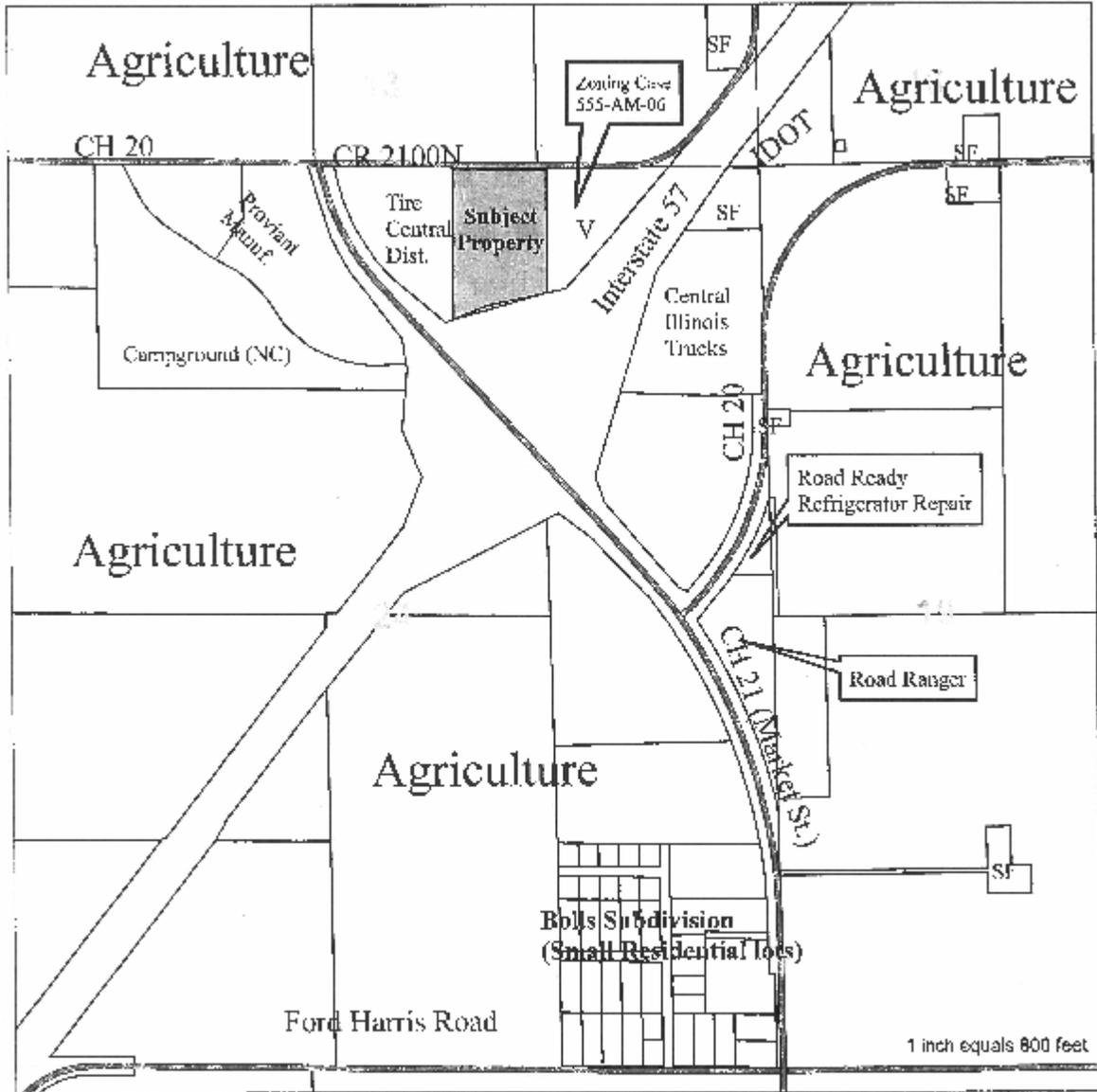
ATTACHMENT A. LOCATION MAP
Case 576-S-07
FEBRUARY 23, 2007



Attachment A. Case Maps (Location, Land Use, Zoning)

August 27, 2014

ATTACHMENT A. LAND USE MAP
Case 576-S-07
FEBRUARY 23, 2007



	Area of Concern	
	Single Family	
	Farmstead	



NORTH

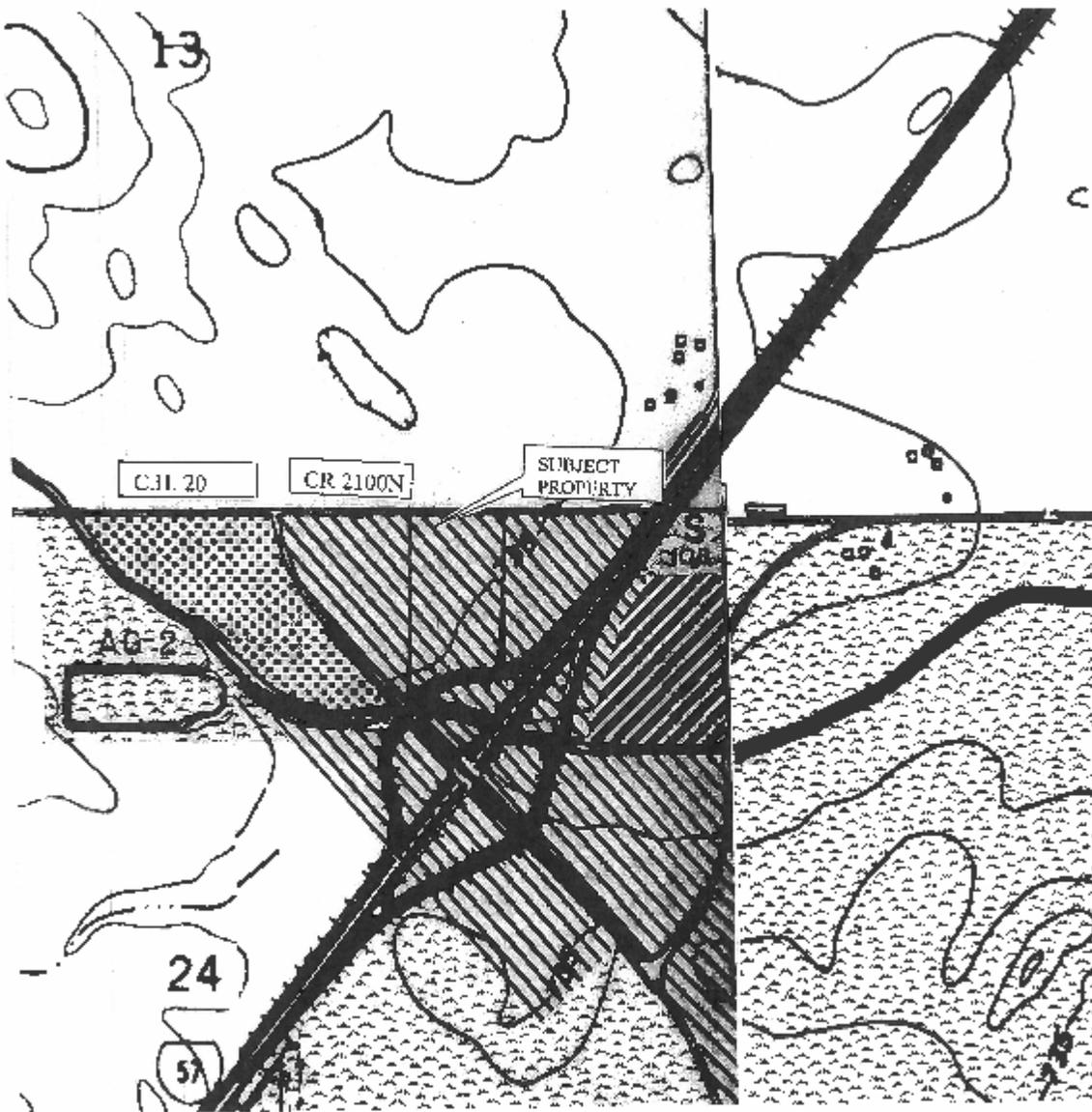
Champaign
County
Department of
**PLANNING &
ZONING**

Attachment A. Case Maps (Location, Land Use, Zoning)

August 27, 2014

ATTACHMENT A. ZONING MAP

Case 576-S-07
FEBRUARY 23, 2007



AG-1 Agriculture	R-1 Single Family Residence	R-4 Multiple Family Res.	B-2 Neighborhood Business	B-3 Central Business	NORTH Campaign Office Department of Planning & Zoning
AG-2 Agriculture	R-2 Single Family Residence	R-5 Mobile Home Park	B-3 Highway Business	I-1 Light Industry	
CR Conservation- Recreation	R-3 Two-family Residence	B-1 Rural Trade Center	B-4 General Business	I-2 Heavy Industry	

Attachment C. Summary Finding of Fact

August 27, 2014

SUMMARY FINDING OF FACT

From the documents of record and the testimony and exhibits received at the public hearing conducted on **April 17, 2014; July 31, 2014; and August 14, 2014**, the Zoning Board of Appeals of Champaign County finds that:

1. Regarding the effect of the proposed amendment on the Land Resource Management Plan (LRMP):

A. **Regarding Goal 3:**

- Although the proposed rezoning is **NOT DIRECTLY RELEVANT** to any of the Goal 3 objectives, the proposed rezoning will allow the petitioner to utilize the property somewhat more intensively and continue business operations in Champaign County.
- Based on achievement of the above and because it will either not impede or is not relevant to the other Objectives and Policies under this goal, the proposed map amendment **WILL HELP ACHIEVE Goal 3 Prosperity.**

B. **Regarding Goal 4:**

- It **WILL HELP ACHIEVE** Objective 4.3 requiring any discretionary development to be on a suitable site because it **WILL HELP ACHIEVE** the following:
 - Policy 4.3.5 requiring that a business or non-residential use on best prime farmland only if it serves surrounding agriculture and is appropriate in a rural area (see Item 14.C.(4)).
 - Policy 4.3.4 requiring existing public infrastructure be adequate to support the proposed development effectively and safely without undue public expense (see Item 14.C.(3)).
 - Policy 4.3.3 requiring existing public services be adequate to support the proposed development effectively and safely without undue public expense (see Item 14.C.(2)).
 - Policy 4.3.2 requiring a discretionary development on best prime farmland to be well-suited overall (see Item 14.C.(1)).
- It **WILL HELP ACHIEVE** Objective 4.2 requiring discretionary development to not interfere with agriculture because it **WILL HELP ACHIEVE** the following:
 - Policy 4.2.2 requiring discretionary development in a rural area to not interfere with agriculture or negatively affect rural infrastructure (see Item 14.B.(2)).
 - Policy 4.2.1 requiring a proposed business in a rural area to support agriculture or provide a service that is better provided in the rural area (see Item 14.B.(1)).
- It **WILL HELP ACHIEVE** Objective 4.1 requiring minimization of the fragmentation of farmland, conservation of farmland, and stringent

Attachment C. Summary Finding of Fact

August 27, 2014

development standards on best prime farmland because it **WILL HELP ACHIEVE** the following:

- Policy 4.1.6 requiring that the use, design, site and location are consistent with policies regarding suitability, adequacy of infrastructure and public services, conflict with agriculture, conversion of farmland, and disturbance of natural areas (see Item 14.A.(1)).
- Based on achievement of the above Objectives and Policies, the proposed map amendment **WILL HELP ACHIEVE Goal 4 Agriculture.**

C. Regarding Goal 5:

- It **WILL HELP ACHIEVE** Objective 5.3 requiring County opposition to new urban development unless adequate infrastructure and public services are provided because it will **WILL HELP ACHIEVE** the following:
 - Policy 5.3.2 require that new urban development be adequately served by public infrastructure without undue public expense (Item 15.B.(2)).
 - Policy 5.3.1 require that new urban development be adequately served by public services without undue public expense (Item 15.B.(1)).
- It **WILL HELP ACHIEVE** Objective 5.1 ensure that the population growth and economic development is accommodated by new urban development in or adjacent to existing population centers because it **WILL HELP ACHIEVE** the following:
 - Policy 5.1.3 consider municipal ETJ areas that are served or that are planned to be served by sanitary sewer as contiguous urban growth areas (Item 15.A.(1)).
- Based on achievement of the above Objectives and Policies, the proposed map amendment **WILL HELP ACHIEVE Goal 5 Urban Land Use.**

D. Regarding Goal 6:

- Objective 6.1 ensuring that development does not endanger public health or safety because it **WILL HELP ACHIEVE** the following:
 - Policy 6.1.3 preventing nuisances created by light and glare to limit excessive night lighting.
- Based on achievement of the above Objectives and Policies and because it will either not impede or is not relevant to the other Objectives and Policies under this goal, the proposed map amendment **WILL HELP ACHIEVE Goal 6 Public Health and Public Safety (see Item 16.A.(1)).**

Attachment C. Summary Finding of Fact

August 27, 2014

E. Regarding Goal 7:

- Objective 7.1 consider traffic impact in land use decisions because it **WILL HELP ACHIEVE** the following:
 - Policy 7.1.1 requiring traffic impact analyses for projects with significant traffic generation.
- Based on achievement of the above Objectives and Policies and because it will either not impede or is not relevant to the other Objectives and Policies under this goal, the proposed map amendment **WILL HELP ACHIEVE Goal 7 Transportation (see Item 17.A.(1)).**

F. The proposed amendment **WILL NOT IMPEDE** the following LRMP goal(s):

- **Goal 1 Planning and Public Involvement**
- **Goal 2 Governmental Coordination**
- **Goal 3 Prosperity**
- **Goal 8 Natural Resources**
- **Goal 9 Energy Conservation**
- **Goal 10 Cultural Amenities**

H. Overall, the proposed map amendment **WILL HELP ACHIEVE** the Land Resource Management Plan.

2. The proposed Zoning Ordinance map amendment **IS** consistent with the *LaSalle* and *Sinclair* factors because of the following:
 - The amendment will allow the petitioners to continue to provide the existing services they offer but at a less congested location.
 - The subject property is suitable for the existing and proposed businesses.
3. The proposed Zoning Ordinance map amendment **WILL HELP ACHIEVE the purpose of the Zoning Ordinance** because:
 - Establishing the B-4 District at this location will help lessen and avoid congestion in the public streets (Purpose 2.0 (c) see Item 22.C.).
 - Establishing the B-4 District at this location will help classify, regulate, and restrict the location of the uses authorized in the B-4 District (Purpose 2.0 (i) see Item 22.G.).

RESOLUTION NO.

A RESOLUTION OPPOSING EXPANSION OF THE FEDERAL DEFINITION OF “WATERS OF THE UNITED STATES” TO INCLUDE NON-NAVIGABLE DITCHES AND STORMWATER FLOWS IN COMMUNITIES

WHEREAS, as Chairman of the Board and duly-elected members of the County Board of Champaign County, Illinois, we recognize the critical importance of protecting the quality of surface water resources for the protection of health, public safety, economic security, and the environment of the region, and

WHEREAS, we support reasonable public investments and work practices to ensure adequate protection of water resources in the area, and

WHEREAS, the United States Army Corps of Engineers and the United States Environmental Protection Agency on April 21, 2014 proposed in the Federal Register what is described as a clarification of the legal definition of the Waters of the United States, and

WHEREAS, the proposed rule provides that road ditches and stormwater channels in this County, while non-navigable and carrying water only on an intermittent basis, are likely subject to the full range of federal oversight and regulation as though they were year-round naturally flowing streams or rivers, and

WHEREAS, the expansion of federal control over local activities within normally dry ditches would significantly impact routine maintenance and repair of County infrastructure, including installation of signs and culverts, removal of storm debris, cleaning of ditches, and mowing and chemical treatment to remove unsightly vegetation along roads, and

WHEREAS, the proposed rule would be an unfunded federal mandate and significantly increase cost to the County and its citizens without any additional compensation, and

WHEREAS, the proposed rule would give the federal agencies de-facto zoning authority and thus override the zoning authority granted to the county by the State of Illinois.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF CHAMPAIGN COUNTY, ILLINOIS, AS FOLLOWS:

SECTION ONE: The County opposes provisions contained in this rulemaking which unreasonably and unnecessarily restricts the ability of the County to maintain its roadside ditches and stormwater channels in order to protect the life, health, safety, property, and general welfare of its citizens, and by virtue of this Resolution forwards its objections to both federal agencies as part of the rulemaking process.

SECTION TWO: The County urges the United States Environmental Protection Agency and the United States Army Corps of Engineers to withdraw the proposed rule of April 21, 2014.

SECTION THREE: Appropriate county staff is directed to monitor this regulatory process and report periodically on the progress of this rulemaking.

SECTION FOUR: The County Clerk is hereby directed to prepare suitably signed copies of this resolution to the Administrator of the United States Environmental Protection Agency, Commanding General of the United State Army Corps of Engineers, United States Senator Richard Durbin, United

States Senator Mark Kirk, United States Representative Rodney Davis, Illinois Senator Chapin Rose, Illinois Senator Michael Frerichs, Illinois Representative Naomi Jakobsson and Illinois Representative Chad Hays as well as to the local media.

ADOPTED this 28th day of September 2014.

Alan Kurtz, Chair
Champaign County Board

ATTEST:

Gordy Hulten, County Clerk and
Ex-Officio Clerk of the County Board

MONTHLY REPORT for JULY 2014¹

Champaign County
Department of

**PLANNING &
ZONING**

Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. Two zoning cases were filed in July and no zoning cases were filed in July 2013. The average number of cases filed in July in the preceding five years was 1.6.

Two ZBA meetings were held in July and one case was finalized. One ZBA meeting was held in July 2013 and three cases were finalized. The average number of cases finalized in July in the preceding five years was 2.8.

By the end of July there were 12 cases pending. By the end of July 2013 there were 9 cases pending.

**Brookens Administrative
Center**
1776 E. Washington Street
Urbana, Illinois 61802

(217) 384-3708
zoningdept@co.champaign.il.us
www.co.champaign.il.us/zoning

Table 1. Zoning Case Activity in July 2014 & July 2013

Type of Case	July 2014		July 2013	
	2 ZBA meetings		1 ZBA meeting	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	2	0	0	2
SFHA Variance	0	0	0	0
Special Use	0	1	0	0
Map Amendment	0	0	0	0
Text Amendment	0	0	0	1
Change of Non-conforming Use	0	0	0	0
Administrative Variance	0	0	0	0
Interpretation / Appeal	0	0	0	0
TOTALS	2	1	0	3
Total cases filed (fiscal year)	14 cases		23 cases	
Total cases completed (fiscal year)	8 cases		30 cases	
Case pending*	12 cases		9 cases	
* Cases pending includes all cases continued and new cases filed <u>but not decided</u>				

Planning & Zoning Monthly Report

JULY 2014

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¹ Note that approved absences, sick days, the loss of the Associate Planner, supplemental help by Susan Chavarria, and two part-time interns resulted in an average staffing level of 90% or the equivalent of 4.5 staff members (of the 5 authorized) present on average for each of the 22 work days in July.

Planning & Zoning Monthly Report

JULY 2014

Subdivisions

There was one County subdivision application received in July. One municipal subdivision plat was reviewed for compliance with County zoning in July.

Zoning Use Permits

A detailed breakdown of permitting activity appears in Table 2. A list of all Zoning Use Permits issued for the month is at Appendix A. Permitting activity in July can be summarized as follows:

- 19 permits for 18 structures were approved in July compared to 19 permits for 15 structures in July 2013. The five-year average for permits in July in the preceding five years is 14.2.
- 19 months out of the last 49 months have equaled or exceeded the five-year average for number of permits (including July 2014, June 2014, May 2014, March 2014, November 2013, August 2013, July 2013, May 2013, December 2012, October 2012, September 2012, May 2012, April 2012, January 2012, December 2011, August 2011, February 2011, January 2011, September 2010).
- 3.7 days was the average turnaround (review) time for complete initial residential permit applications in July.
- \$1,173,469 was the reported value for the permits in July compared to a total of \$4,677,100 in July 2013. The five-year average reported value for authorized construction in July is \$1,567,964.
- 24 months in the last 60 months have equaled or exceeded the five-year average for reported value of construction (including June 2014, May 2014, March 2014, February 2014, November 2013, September 2013, August 2013, July 2013, June 2013, February 2013, January 2013, November 2012, August 2012, September 2012, May 2012, April 2012, February 2012, January 2012, December 2011, November 2011, August 2011, June 2011, April 2011, and August 2010).
- \$3,980 in fees were collected in July compared to a total of \$4,000 in July 2013. The five-year average for fees collected in July is \$2,988.
- 18 months in the last 60 months have equaled or exceeded the five-year average for collected permit fees (including July 2014, June 2014, May 2014, March 2014, February 2014, August 2013, July 2013, February 2013, January 2013, October 2012, September 2012, May 2012, April 2012, February 2012, January 2012, December 2011, June 2011, and August 2010).
- There were also 9 lot split inquiries and 255 other zoning inquiries in July.
- Four new rural addresses were assigned in July and four existing addresses were changed in July. Notifications were provided to other relevant County Departments, service providers, and Postmaster.
- Minutes were completed for two ZBA meetings

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Table 2. Zoning Use Permits Approved in July 2014

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL: Residential	1	0	120,000	5	0	1,015,000
Other	3	0	171,776	11	0	527,442
SINGLE FAMILY Resid.: New - Site Built	2	525	500,000	26	11,183	7,106,424
Manufactured	1	345	128,113	4	1,011	451,975
Additions	2	98	18,000	16	1,662	650,400
Accessory to Resid.	7	2138	183,080	30	8,545	858,785
TWO-FAMILY Residential						
Average turn-around time for permit approval	3.67 days					
MULTI - FAMILY Residential						
HOME OCCUPATION: Rural				1	33	0
Neighborhood				8	0	0
COMMERCIAL: New				1	3,974	390,000
Other	2	776	52,500	9	4,790	3,900,865
INDUSTRIAL: New				1	1,283	147,255
Other						
OTHER USES: New						
Other						
SIGNS				4	710	44,427
TOWERS (Incl. Acc. Bldg.)						
OTHER PERMITS	1	98	0	13	1,082	19,700
TOTAL APPROVED	19/18	\$3,980	\$1,173,469	129/107	\$34,273	\$15,111,973

* 19 permits were issued for 18 structures in July 2014; 19 permits will require inspection and Compl. Certif.

◇ 129 permits have been issued for 107 structures since December 1, 2013 (FY2014)

NOTE: Home occupations and other permits (change of use, temporary use) total 22 since December 1, 2013, (this number is not included in the total # of structures).

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There were 21 Zoning Use Permit Apps. *received* in July 2014 and 14 of those were *approved*.
5 Zoning Use Permit App.s *approved* in July 2014 were *received* in prior months.

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Zoning Use Permits (continued)

- In the absence of an Associate Planner, miscellaneous activities for Permitting staff in July included assisting applicants for new zoning cases and assisting the Director with preparation of memoranda for Zoning Cases.

Conversion of Best Prime Farmland

Table 3 summarizes conversion of Best Prime Farmland as a result of any County zoning approval so far in FY2014.

Table 3. Best Prime Farmland Conversion

	July 2014	FY 2014 to date
Zoning Cases. Approved by the ZBA, a Zoning Case July authorize a new principal use on Best Prime Farmland that was previously used for agriculture.	0.0 acres	0.00 acres
Subdivision Plat Approvals. Approved by the County Board, a subdivision approval July authorize creation of new Best Prime Farmland lots smaller than 35 acres: Outside of Municipal ETJ areas ¹	0.0 acre	0.0 acre
Within Municipal ETJ areas ²	0.0 acre	0.0 acre
Zoning Use Permits. Approved by the Zoning Administrator, a Permit July authorize a new non-agriculture use on a lot that was not previously authorized in either a zoning case or a subdivision plat approval.	0.0 acres	4.71 acres
Agricultural Courtesy Permits	0.0 acre	0.0 acre
TOTAL	0.0 acres	4.71 acres
NOTES 1. Plat approvals by the County Board. 2. Municipal plat approvals.		

Zoning Compliance Inspections

- 133 zoning compliance inspections were made in July for a total of 198 compliance inspections so far in FY2014.
- 56 zoning compliance certificates were issued in July for a total of 106 compliance certificates so far in FY2014 for an average of 3.0 certificates per week. The FY2014 budget anticipated a total of 246 compliance inspections and certificates for an average of 4.7 certificates per week.

Zoning and Nuisance Enforcement

Table 4 contains the detailed breakdown of enforcement activity for July 2014 and can be summarized as follows:

- 13 new complaints were received in July compared to 15 new complaints in July 2013. One complaint was referred to other agencies in July and two complaints were referred to another agency in July 2013.
- 62 enforcement inspections were conducted in July compared to 40 in July 2013. Eight of the July 2014 inspections were for new complaints received in July 2014.
- One contact was made prior to written notification in July and none were made in July 2013.
- 63 initial investigation inquiries were made in July for an average of 14.0 per week in July and 9.5 per week for the fiscal year. The FY2014 budget anticipates an average of 9.6 initial investigation inquiries per week.
- One First Notice and No Final Notices were issued in July compared to 6 First Notices and no Final Notices in July 2013. The FY2014 budget anticipates a total of 32 First Notices.
- No case was referred to the State's Attorney in July and no case was referred in July 2013.
- 29 cases were resolved in July (2 of the resolved cases was received in July) and 2 cases were resolved in July 2013.
- 321 cases remain open at the end of July compared to 442 open cases at the end of July 2013.
- Miscellaneous activities for Enforcement staff in July included answering phones and helping customers in the absence of Zoning Technicians; helping with calls regarding Floodplain Development; continued coordination with the State's Attorney regarding the court ordered inspection at one enforcement case property; and training a second part time intern (see below).
- The two part time interns began working in the last week of July to assist with clearing the backlog of enforcement cases.

APPENDICES

A Zoning Use Permit Activity in July 2014

B Zoning Compliance Certificates Authorized in July 2014

Table 4. Enforcement Activity During July 2014

	FY2013 TOTALS ¹	Dec. 2013	Jan. 2014	Feb. 2014	March 2014	April 2014	May 2014	June 2014	July 2014	Aug. 2014	Sep. 2014	Oct. 2014	Nov. 2014	Dec. 2014	TOTALS ¹ FY2014
Complaints Received	61	1	2	1	3	8	10	4	13						42
Initial Complaints Referred to Others	5	0	0	1	1	1	1	3	1						8
Inspections	484	2*	8*	8*	10*	54	34	147	62 ⁴						325 ⁵
Phone Contact Prior to Notice	5	0	0	1	0	3	3	0	1						8
First Notices Issued	28	0	3	0	0	5	0	2	1						11
Final Notices Issued	7	0	0	0	0	0	0	0	0						0
Referrals to State's Attorney	4	0	0	0	0	0	0	1	0						1
Cases Resolved ²	99	3	0	1	0	8	18	64	29 ⁶						123 ⁷
Open Cases ³	402	400	402	402	405	405	397	337	321						321 ⁸

Notes

1. Total includes cases from previous years.
 2. Resolved cases are cases that have been inspected, notice given, and violation is gone, or inspection has occurred and no violation has been found to occur on the property.
 3. Open Cases are unresolved cases and includes any case referred to the State's Attorney or new complaints not yet investigated.
 4. 8 inspections of the 62 performed were for the 13 complaints received in July, 2014.
 5. 56 inspections of the 325 inspections performed in 2014 were for complaints received in 2014.
 6. 2 of the resolved cases for July, 2014, were for complaints received in July, 2014.
 7. 8 of the 123 cases resolved in FY 2014 were for complaints that were also received in FY 2014 (97 of the 123 cases resolved in FY 2014 were for complaints from 1991-2009).
 8. Total open cases include 27 cases that have been referred to the State's Attorney, some of which were referred as early as 2001.
- * Months in which there was extensive coordination with the State's Attorney and consultants regarding a court ordered inspection at one enforcement case property.

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APPENDIX A. ZONING USE PERMITS ACTIVITY DURING JULY 2014

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
170-14-01 B-3	Lot 100 of Parkhill Enterprises Subdivision Replat, Section 13, Mahomet Township; 502 S. Prairieview Road, Mahomet, Illinois PIN: 15-13-13-300-015	Tri-Star Marketing	06/19/14 07/01/14	Construct an addition to an existing Convenience Store/Gas Station for an Indoor Commercial Recreation Enterprise (video gaming room)
175-14-01 CR	Part of Lots 2, 3, 4, 5, 6, 7 & 8 of Country Side Subdivision; and also, part of the SW ¼ of the NE ¼ of Section 12 (proposed Lot 11, Countryside Second Subdivision), Section 12, Urbana Township; 1108 N. Cottonwood Rd., Urbana, IL PIN: Pt. of 30-21-12-101-004 & 151-002	Vliet Builders LLC	06/24/14 07/03/14	Construct a single family home with attached garage
176-14-02 R-1	Lot 11, Kienitz Subdivision, Section 33, Compromise Township; 2484 CR 2095E, Thomasboro, Illinois PIN: 06-10-33-227-006	Mike and Tammy Heath	06/25/14 07/03/14	Construct a detached storage shed and install a swimming pool with a minimum 4' non-climbable fence with a self-closing, self-latching gate
177-14-01 AG-1	A tract of land located in the SW ¼ of Section 28, South Homer Township; 2727 CR 1350N, Homer, Illinois PIN: 26-24-28-300-003	Kevin and Alice Kirby	06/26/14 07/03/14	Construct a pavilion
177-14-02 CR	A tract of land being a part of the E ½ of the NW ¼ of Section 27, St. Joseph Township; 1372 CR 2125E, St. Joseph, Illinois PIN: 28-22-27-100-019	Mike and Peggy Dilley	06/26/14 07/09/14	Place a manufactured home with attached garage on the subject property
182-14-01 B-4	A 1.5 acre tract of land in part of the NE ¼ of the SE ¼ of the NE ¼ of Section 33, Somer Township; 3515 N. Cunningham Avenue, Urbana, Illinois PIN: 25-15-33-276-004	Judy Merchandise Outlet	07/01/14 07/09/14	A Temporary Use to hold a mini flea market on the following dates in 2014: 7/13; 7/27; 8/10; 8/13; 9/14, from noon to 5pm each day

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APPENDIX A. ZONING USE PERMITS ACTIVITY DURING JULY 2014

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
184-14-01 AG-1	A parcel of land being a part of the N ½ of the NW ¼ of Section 21, Tolono Township; 821 CR 900N, Champaign, Illinois PIN: 29-26-21-100-004	Brad and Christine Clemmons	07/03/14 07/09/14	Place a manufactured home on the subject property
184-14-02 CR	All that part of Lots 4, 5, 6, and 7 of a Subdivision of the SW ¼ of the NW ¼ of Section 32, South Homer Township; 2611 S. Homer Lake Road, Homer, Illinois PIN: 26-24-32-100-021 & 022	Karl McDermott	07/03/14 07/09/14	Construct a detached garage
190-14-01 AG-1	A tract of land being the South 165' of the W ½ of the SW ¼ of Fractional Section 30, Condit Township; 2504 CR 600E, Dewey, Illinois PIN: 07-08-30-300-010	Larry Ballinger	07/09/14 07/21/14	Construct a detached storage shed for agriculture equipment only
190-14-02 AG-1	Two tracts of land comprising 5.75 acres located in the SE ¼ of the NE ¼ of Section 2, Scott Township; 1729 CR 500E, Champaign, Illinois PIN: 23-19-02-400-009 & 002	Donald and Sara Ort	07/09/14 07/14/14	Construct a detached garage and to authorize the following previously constructed structures: a gazebo, a swimming pool and a detached storage shed
190-14-03 AG-1	A tract of land located in the E ½ of the SW ¼ of the NE ¼ of Section 9, Tolono Township; 1069 CR 900E, Champaign, Illinois PIN: 29-26-09-200-002	Eric Sebens	07/09/14 07/15/14	Construct 2 hoop houses and 3 mulch storage bins CASE: 101-S-97
191-14-01 AG-1	Lot 1 of Harry and Marilyn Querry Subdivision, Section 8, St. Joseph Township; 1982 CR 1600N, Urbana, IL PIN: 28-22-08-376-001	Walter and Janet Wolfe	07/10/14 07/15/14	Construct a foyer addition to an existing single family home
195-14-01 AG-2	Lot 15, Westbrook Estates Subdivision, Section 8, Mahomet Township; 1506 Brookside Ln., Mahomet, IL PIN: 15-13-08-402-004	Eric and Michelle Bonham	07/14/14 07/21/14	Construct a detached garage

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APPENDIX A. ZONING USE PERMITS ACTIVITY DURING JULY 2014

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
196-14-01 AG-1	The N 340' of the E 260' of the N ½ of the SE ¼ of Section 14, Harwood Township; 3345 CR 2300E, Gifford, Illinois PIN: 11-04-14-400-007	Gary Reynolds	07/15/14 07/18/14	Construct an addition to an existing detached agriculture storage buildings
198-14-01 R-1	Lot 70, Windsor Park 2 nd Subdivision, Section 25, Champaign Township; 2514 Standford Drive, Champaign, Illinois PIN: 03-20-25-103-007	David Smith	07/17/14 07/25/14	Construct a covered porch addition to an existing single family home
198-14-02 AG-1	Lot 3 of the Dale Ark Subdivision, Section 33, Brown Township; 3004 CR 200E, Fisher, Illinois PIN: 02-01-33-301-003	Terry Kuhns and Meegan Kuhns	07/17/14 07/25/14	Place an above ground swimming pool on the property
198-14-03 AG-1	The NW ¼ of the SW ¼ of Section 20, Raymond Township; 244 CR 1900E, Longview, Illinois PIN: 21-34-20-300-006	Busey Ag Services for Mace #3	07/17/14 07/25/14	Construct a detached storage shed for agriculture equipment
203-14-01 CR	A tract of land in the N ½ of the E ½ of the NW ¼ of Section 28, Kerr Township; 3192 CR 2725E, Penfield, IL PIN: 13-06-28-100-005	Terry McLaren	07/22/14 07/25/14	Construct a single family home with attached garage
204-14-01 AG-2	The E ½ of the S ½ of the N ¾ of the NE ¼ of the NE ¼ of Section 34, Somer Township; 3805 N. High Cross Road, Urbana, Illinois PIN: 25-15-34-200-011	Graham Berry	07/23/14 07/25/14	Construct a detached storage shed
*204-14-02	Issued in August			
*210-14-01	Issued in August			
*211-14-01	Under review			
*212-14-01	Under review			
*212-14-02	Under review			
*212-14-03	Under review			
*212-14-04	Under review			

*received and reviewed, however, not approved during reporting month

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APPENDIX B. ZONING COMPLIANCE CERTIFICATES ISSUED DURING JULY 2014

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
07/01/14	91-11-01	A tract of land located in the SE Corner of the SE ¼ of Section 16, Harwood Township; NW Corner of the intersection of CR 3300N & 2100E, Rantoul, Illinois PIN: 11-04-16-400-011	An addition to an existing township maintenance and storage shed
07/01/14	251-09-03	A tract of land located in the NE Corner of the W ½ of the NE ¼ of Section 12, Compromise Township; 2369 CR 2900N, Gifford, Illinois PIN: 06-10-12-200-006	A single family home with attached garage
07/01/14	33-10-01	Lot 67, Lincolnshire Fields SE Subdivision, Section 21, Champaign Township; 3106 Valleybrook Drive, Champaign, Illinois PIN: 03-20-21-476-005	A sunroom and screened porch addition to an existing single family home
07/03/14	164-13-03	Lot 77, Lincolnshire Fields SE, Section 21, Champaign Township; 3103 Valleybrook Dr., Champaign, IL PIN: 03-20-21-477-006	A screen porch addition to an existing single family home
07/03/14	249-13-01	Unit A, Wisegarver's Townhome Condo 1, Section 21, Champaign Township; 2120 Briar Hill, Champaign, Illinois PIN: 03-20-21-451-009	An addition to an existing home Conforms to provisions of Zoning Case 764-V-13
07/07/14	101-08-01	Lot 83, Lincolnshire Fields NW II Subdivision, Section 21, Champaign Township; 4006 Riverknoll Drive, Champaign, Illinois PIN: 03-20-21-155-027	An addition to an existing single family home
07/08/14	58-12-01	Part of the NW ¼ of the NW ¼ of Section 36, Somer Township; 3802 N. Cottonwood Road, Urbana, Illinois PIN: 25-15-36-100-014	A solar array
07/08/14	252-13-01	Lot 1 of the DeHaven Subdivision, Section 3, Urbana Township; 1918 Brownfield Road, Urbana, Illinois PIN: 30-21-03-304-027	A detached garage
07/08/14	77-10-02	Lot 101 of Edgewood 8 th and the West 25 feet of Lot 102 of the Tina Sage Subdivision, Section 10, Urbana Township; 602 McGee Road, Urbana, Illinois PIN: 30-21-10-327-003 & 019	A garage addition to an existing single family home

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APPENDIX B. ZONING COMPLIANCE CERTIFICATES ISSUED DURING JULY 2014

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
07/08/14	264-10-02	The South ½ of Lot 24 in Fred C. Carroll's Subdivision of the E ½ of the NW ¼ of Section 9, Urbana Township; 1201 N. Eastern Avenue, Urbana, Illinois PIN: 30-21-09-127-056	A room addition to an existing single family home
07/08/14	84-10-01	A tract of land located in the E ½ of the SW ¼ of the NW ¼ of Section 27, St. Joseph Township; 1363 CR 2125E, St. Joseph, Illinois PIN: 28-22-27-100-022	A single family home with attached garage
07/09/14	150-02-02	Lot 68, Spring Lake Subdivision, Section 17, Mahomet Township; 1616 W. Hickory Drive, Mahomet, Illinois PIN: 15-13-17-376-017	An enclosed porch addition to an existing single family home
07/10/14	93-13-01	Lot 1, Deer Crossing Subdivision, Section 25, Newcomb Township; 536 CR 2550N, Mahomet, Illinois PIN: 16-07-25-101-001	A single family home with attached garage
07/14/14	80-11-04	An 80 acre tract of land located in the E ½ of the NE ¼ of Section 31, South Homer Township; PIN: 26-30-31-200-001	A Meteorological tower – removed prior to issuance of ZCC (complied with Special Condition)
07/14/14	110-06-02 FP	A tract in the E ½ of the NE ¼ of Section 10, St. Joseph Township; 2179 CR 1700N, St. Joseph, Illinois PIN: 28-22-10-276-001	An open deck addition to an existing single family home
07/15/14	174-03-01	A tract in the NE Corner of the SE ¼ of the SE ¼ of Section 29, Raymond Township; 121 CR 2000E, Longview, Illinois PIN: 21-34-29-400-002	A single family home with attached garage
07/15/14	243-01-01	Part of the SW ¼ of the SW ¼ of Section 2, Sidney Township; 2222 CR 1100N, Sidney, Illinois PIN: 24-28-02-300-004	A barn for agricultural purposes
07/15/14	132-10-01	Two tracts of land located in the SE ¼ of Section 35, Somer Township, lying immediately South of the Country View Subdivision; 3207 N. Cottonwood Road, Urbana, Illinois PIN: 25-15-35-400-019 & 029	A detached garage

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APPENDIX B. ZONING COMPLIANCE CERTIFICATES ISSUED DURING JULY 2014

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
07/17/14	26-06-01	Tract 2 of a Plat of Survey in the SE ¼ of Section 22, Newcomb Township; 382A CR 2600N, Mahomet, Illinois PIN: 16-07-22-400-021	An addition to an existing single family home
07/22/14	323-09-02	Lot 3 of Country Club Heights 1 st Subdivision, Section 5, Urbana Township; 2509 N. Willow Road, Urbana, Illinois PIN: 30-21-05-227-019	An addition to an existing single family home
07/22/14	112-11-01	Lot 16, Richardson Estates Subdivision, Section 3, Urbana Township; 3005 Kyle St., Urbana, IL PIN: 30-21-03-476-004	An addition to an existing single family home
07/22/14	130-02-02	Lot 1 of Continuin' Winds Sub. of Lot 5 of a Sub. of the East 58.93 acres of the N ½ of the NE ¼ of Section 2, Urbana Township; 4007 E. Airport Road, Urbana, Illinois PIN: 30-21-02-201-004	A building for a horse arena and agricultural storage shed
♦07/22/14	220-12-02	One Square Acre in the SW ¼ of Section 1, Urbana Township; 1604 N. Cottonwood Road, Urbana, Illinois PIN: 30-21-01-300-002	A guest cottage with no kitchen facilities PERMIT CANCELED, no construction has taken place
07/24/14	211-04-02	Part of Tract III of the South ½ of the North ½ of Section 21, Newcomb Township; 2665 CR 300E, Mahomet, Illinois PIN: 16-07-10-100-006	A detached garage
07/24/14	207-05-02	A tract of land located in the E ½ of the NW ¼ of Section 7, Newcomb Township; 337 CR 2900N, Fisher, IL PIN: 16-07-10-100-006	A detached garage
07/24/14	276-11-01	Tract 1 of Geil Acre Tracts in the N ½ of the SW ¼ of Section 20, Mahomet Township; 2040 CR 125E, Mahomet, Illinois PIN: 15-13-20-300-011	A detached garage

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APPENDIX B. ZONING COMPLIANCE CERTIFICATES ISSUED DURING JULY 2014

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
07/24/14	251-12-02	Lot 10, Woodfield Estates Subdivision, Section 22, Mahomet Township; 1404 Buckthorn Lane, Mahomet, Illinois PIN: 15-13-22-251-003	A garage addition to an existing single family home
07/24/14	270-11-01	A tract of land consisting of 3.95 acres in the SE Corner of Section 8, Mahomet Township, lying south of Westbrook Estates 2 nd Subdivision; 601 Turkey Farm Road, Mahomet, IL PIN: 15-13-08-476-009	A room addition, with basement, and a covered deck addition to an existing single family home
07/24/14	220-12-03	Lot 81, Timberview 9 th Plat, Section 16, Mahomet Township; 104 Carl Drive, Mahomet, Illinois PIN: 15-13-16-180-020	A detached storage (garden) shed
07/24/14	114-12-01	Lot 1, Crawford Subdivision, Section 32, Mahomet Township; 135 CR 1900N, Seymour, Illinois PIN: 15-13-32-100-003	A single family home with attached garage
07/24/14	332-12-01	A tract of land locate in part of the SW ¼ of the NE ¼ of Section 10, Mahomet Township, lying immediately North of the Jesse M. Dowell Sr., Route 47 Subdivision; 2267 CR 350E, Mahomet, Illinois PIN: 15-13-10-251-002	An addition to an existing detached garage
07/24/14	247-13-01	Two tracts of land located in the SW ¼ of the NW ¼ of Section 28, Harwood Township; 3154 CR 2000E, Rantoul, Illinois PIN: 11-04-28-100-005 & 004	A detached garage/storage shed
07/24/14	154-13-01	A tract of land located in the S ½ of the SW ¼ of Section 33, Rantoul Township; 1466 CR 2400N, Champaign, Illinois PIN: 20-09-33-300-007	A single family home with attached garage
07/24/14	62-12-02	A tract of land located in the W ½ of the SE ¼ of Section 8, Rantoul Township; 1960 CR 2800N, Rantoul, Illinois PIN: 20-10-08-400-008	An addition to an existing single family home

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APPENDIX B. ZONING COMPLIANCE CERTIFICATES ISSUED DURING JULY 2014

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
♦07/24/14	263-12-01	Lot 248 of Parkhill's Lakeview Subdivision #2, Section 11, Mahomet Township; 602 Dennis Drive, Mahomet, Illinois PIN: 15-13-11-477-007	A detached garage PERMITCANCELED, no construction has taken place
07/28/14	222-11-02	Two tracts of land located in the SW ¼ of the NE ¼ of Section 23, Newcomb Township; 483 CR 2675N, Mahomet, Illinois PIN: 16-07-23-200-007 & 008	A storage shed for agriculture equipment only
07/29/14	63-11-01	Lots 20 and 21 of Greenwood Lake Subdivision, Section 21, East Bend Township; 836A CR 3200N, Dewey, Illinois PIN: 10-02-21-376-005 & 006	A detached garage
07/29/14	201-11-01	Lot 12, Brookhill Subdivision, Section 23, Ludlow Township; 3217 CR 1700E, Rantoul, Illinois PIN: 14-03-23-454-001	An addition to an existing single family home
07/29/14	343-11-01	A tract of land located in the SE ¼ of the NE ¼ of Section 27, Condit Township; 980 CR 2550N, Champaign, Illinois PIN: 07-08-27-200-004	A single family (manufactured) home
07/29/14	282-13-01	The E ½ of the SE ¼ and the S ½ of the SE ¼ of the NE ¼ in Section 6, East Bend Township; 3527 CR 700E, Foosland, Illinois PIN: 10-02-06-400-001	A single family home with attached garage
07/29/14	81-12-01	A tract of land being the NW ¼ of the NW ¼ of Section 4, Condit Township; 2996 CR 800E, Dewey, IL PIN: 07-08-04-100-007	A storage shed for agricultural equipment
07/29/14	220-12-01	Two tracts of land comprising 4.64 acres located in the SW Corner of the NE ¼ of Section 8, East Bend Township; 756 CR 3450N, Foosland, Illinois PIN: 10-02-08-200-008 & 010	A detached storage shed for agricultural equipment and use only

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APPENDIX B. ZONING COMPLIANCE CERTIFICATES ISSUED DURING JULY 2014

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
07/29/14	311-11-01	A tract of land located in the SE Corner of the SW ¼ of the NW ¼ of Section 8, East Bend Township; 722 CR 3450N, Foosland, Illinois PIN: 10-02-08-100-005	An addition to an existing single family home
07/29/14	239-08-01	A tract of land being the East 230' of even width of the NW ¼ of Section 22, Ludlow Township; 1523 CR 3300N, Rantoul, Illinois PIN: 14-03-22-100-007	A detached garage
07/29/14	90-00-05	The East 231.5' of the West ½ of the NW ¼ of the SE ¼ of Section 30, Condit Township; 659 CR 2550N, Dewey, Illinois PIN: Part of 07-08-30-400-007	A single family (manufactured) home
07/29/14	236-10-01	A tract of land being the East 230' of even width of the NW ¼ of Section 22, Ludlow Township; 1523 CR 3300N, Rantoul, Illinois PIN: 14-03-22-100-007	A detached garage
07/30/14	164-02-01	A tract of land located in the SE Corner of the SE ¼ of Section 10, Somer Township; 2201 CR 1600E, Urbana, Illinois PIN: 25-15-10-400-007	A detached accessory building
07/10/14	80-14-01	A tract of land located in the SE ¼ of the NE ¼ of the SE ¼ of Section 35, Newcomb Township; 480 CR 2425N, Mahomet, Illinois PIN: 16-07-35-400-002	A detached garage
07/10/14	65-04-03	Lot 36, Woodfield West Subdivision, Section 22, Mahomet Township; 704E S. Mahomet Road, Mahomet, Illinois PIN: 15-13-22-178-013	A screened porch addition to an existing single family home
07/10/14	101-03-04	Lot 33, Woodfield West Subdivision, Section 22, Mahomet Township; 803 E. Deer Run, Mahomet, Illinois PIN: 15-13-22-178-010	A detached garage
07/10/14	222-11-01	Lot 48, Spring Lake Subdivision, Section 17, Mahomet Township; 504 S. Spring Lake Road, Mahomet, IL PIN: 15-13-17-326-005	An addition to an existing single family home

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APPENDIX B. ZONING COMPLIANCE CERTIFICATES ISSUED DURING JULY 2014

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
07/10/14	91-08-01	Lot 54, Spring Lake Subdivision, Section 17, Mahomet Township; 1718 W. Spring Lane, Mahomet, Illinois PIN: 15-13-17-376-002	A detached garage, and, a sunroom and screened porch additions to an existing single family home
07/10/14	303-04-01	Lot 6, Russell E. Davis Subdivision, Section 13, Mahomet Township; 2007 Tincup Road, Mahomet, Illinois PIN: 15-13-13-151-008	An addition to an existing detached garage
07/10/14	221-10-01	A tract of land located in the SE Corner of the SE ¼ of Section, Newcomb Township; 2705 CR 600E, Fisher, Illinois PIN: 16-07-13-400-006	A single family home with attached garage, a detached storage shed for personal use only and pond less than 1 acre
07/16/14	147-05-03	A tract of land located in the E ½ of the NW ¼ of Section 25, Colfax Township; 533 CR 700N, Sadorus, IL PIN: 05-25-25-300-017	A single family home with attached garage
07/30/14	151-08-03	Lot 68, Spring Lake Subdivision, Section 17, Mahomet Township; 1616 W. Hickory Drive, Mahomet, Illinois PIN: 15-13-17-376-017	Two additions to an existing single family home